

**19 Brigantine Drive  
Newport**



**IMMACULATELY PRESENTED THREE BEDROOM TOWNHOUSE**

- SPACIOUS TOWNHOUSE WITH THREE DOUBLE BEDROOMS
- IMPRESSIVE FIRST FLOOR LOUNGE
- TWO REFITTED EN-SUITES
- GROUND FLOOR SHOWER ROOM
- GROUND FLOOR UTILITY ROOM
- INTEGRAL GARAGE
- LOVELY GARDEN WITH NEWLY LAID PATIO
- WALKING DISTANCE TO AMENITIES
- MAIN ROAD CONNECTIONS CLOSE BY
- NEWLY LAID CARPETS AND FRESHLY PAINTED

**£250,000**



**CARDIFF**

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01443 485000

# **Brigantine Drive, NP10 8EU**

## **Introduction**

A fantastic opportunity to purchase this immaculately presented townhouse situated in Duffryn, just minutes from excellent amenities and main road connections. Within walking distance we have well regarded primary and secondary schools, bus stops and local shops as well as the beautiful Tredegar House national park. The M4 (J28) and A48 are both just around the corner, providing an easy commute to neighbouring cities.

The property was built by Barratt Homes c.2005 and has been recently updated to include a fresh repaint, new flooring and refitted en-suites to both bedrooms on the second floor.

On entering from the front, we are welcomed into the hallway which leads off to bedroom 3, utility room, shower room and two large storage cupboards. Stairs lead up to the first floor where we have a good sized lounge and kitchen/diner then, upstairs again, the two remaining bedrooms both featuring luxury en-suite bathrooms.

Outside, the frontage offers off road parking and an integral single garage with power and lighting then, to the rear, an enclosed garden laid to patio and lawn.

Further information can be found below however we recommend arranging a viewing to appreciate what this lovely home has to offer.

## **Tenure**

Freehold

## **Council tax**

Band E

## **Viewing**


By prior appointment with vendors agents James Douglas. Tel: 01633 212666.

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.






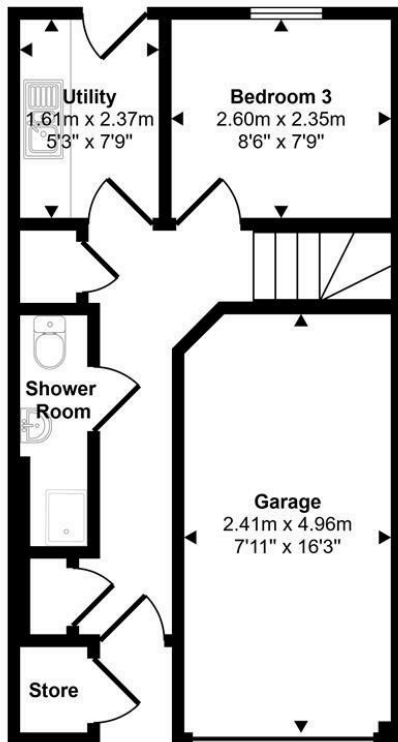
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>73</b>	<b>84</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

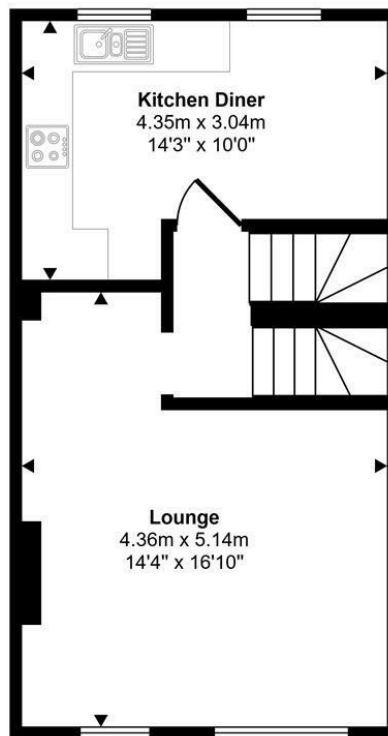
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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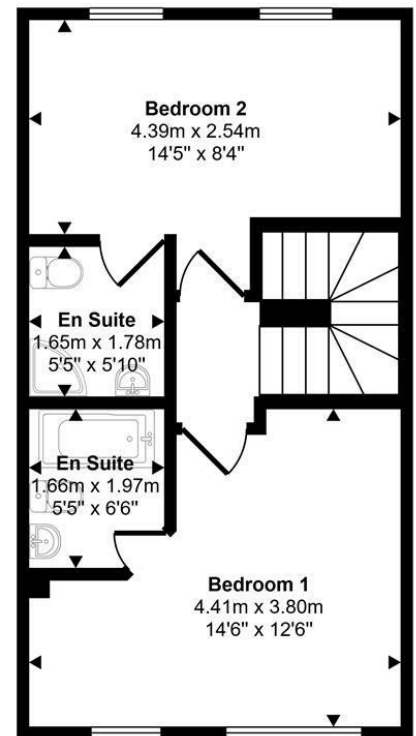
Approx Gross Internal Area  
109 sq m / 1169 sq ft



Ground Floor  
Approx 35 sq m / 377 sq ft



First Floor  
Approx 36 sq m / 391 sq ft



Second Floor  
Approx 37 sq m / 400 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.